



General Assembly

January Session, 2005

Committee Bill No. 201

LCO No. 4723

04723SB00201CE_

Referred to Committee on Commerce

Introduced by:
(CE)

**AN ACT CONCERNING PROPERTY TAX RELIEF FOR OWNER-
OCCUPIED MULTI-FAMILY DWELLINGS LOCATED IN MUNICIPAL
IMPROVEMENT ZONES.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 Section 1. (NEW) (*Effective July 1, 2005*) (a) As used in this section:
- 2 (1) "Improvement zone" means an enterprise zone or railroad depot
3 zone established under chapter 585 of the general statutes, a
4 neighborhood revitalization zone established under chapter 118 of the
5 general statutes or a village district established under section 8-2j of
6 the general statutes; and
- 7 (2) "Multi-family dwelling" means a building containing between
8 two and four, inclusive, residential units.
- 9 (b) Any municipality may, by ordinance, provide property tax relief
10 to residents of such municipality, with respect to multi-family
11 dwellings owned and occupied by such residents as their principal
12 residence and located in an improvement zone.
- 13 (c) Before a municipality adopts an ordinance for such property tax

14 relief, the chief elected official of the municipality shall appoint a
 15 committee consisting of not less than five resident taxpayers of such
 16 municipality. Such committee shall undertake and complete not later
 17 than sixty days a study of such property tax relief and submit a report
 18 on its findings and conclusions to the board of finance or equivalent
 19 body of such municipality. Such report shall include the following: (1)
 20 Identification of areas within improvement zones where such property
 21 tax relief could help provide stabilization, (2) recommendations with
 22 respect to the form and extent of such property tax relief, (3)
 23 recommendations for the application and approval procedure for such
 24 property tax relief, and (4) an analysis of the fiscal effect of such
 25 property tax relief on property tax revenue for such municipality. Not
 26 later than thirty days after receiving such report, the board of finance
 27 or equivalent body shall submit the report and its recommendations
 28 concerning the report to the chief elected official and legislative body
 29 of the municipality.

30 (d) An ordinance adopted under this section may be amended from
 31 time to time, on recommendation of the board of finance or equivalent
 32 body of the municipality.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2005	New section

Statement of Purpose:

To give municipalities the ability to stabilize neighborhoods by encouraging owners to occupy multi-family dwellings rather than become absentee landlords.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]

Co-Sponsors: SEN. LEBEAU, 3rd Dist.; REP. GENTILE, 104th Dist.

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